

54-1-9
#4197
51-91

Gerald E. Roy and Mary C. Roy
of 8 Glen Avenue, Waterville, Maine 04901
~~(being unmarried)~~ for consideration paid,
~~XXXXXXX~~ grant to Stanley S. L. Chan

of 10J Crestwood Park, Waterville, Maine 04901
with **Warranty Covenants**
the land in Kennebec

006606

County, State of Maine.

Described as follows:

TRANSFER
TAX
PAID

RE TRANS

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PR
OF
TM
PPC

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

joins as grantor and releases all rights by descent and all other rights
~~XX~~

~~XXXXXX~~

Witness our hand~~s~~ and seal~~s~~ this 10th day of April 19 90

Y-4105

R. E. York
R. E. York

Gerald E. Roy Gerald E. Roy
Mary C. Roy Mary C. Roy

The State of Maine Kennebec

ss. April, 10th 19 90

Then personally appeared the above named Gerald E. Roy and Mary C. Roy

and acknowledged the foregoing instrument to be their free act and deed,



Before me, Robert E. York
Justice of the Peace - Attorney at Law - Notary Public
Robert E. York

EXHIBIT A

A certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning at a point in the southerly line of Glen Avenue in said Waterville, one hundred (100) feet easterly from the intersection of the southerly line of Glen Avenue and the easterly line of Merrill Street; thence easterly in the southerly line of Glen Avenue, and in a line at right angles to Merrill Street, one hundred (100) feet; thence southerly at a right angle and in a line parallel to the easterly line of Merrill Street one hundred fifty (150) feet; thence westerly at a right angle and in a line parallel with the southerly line of Glen Avenue one hundred (100) feet; thence northerly at a right angle and in a line parallel to Merrill Street one hundred fifty (150) feet to the point of beginning in the southerly line of Glen Avenue.

Conveyance of the above described lot or parcel of land is made and taken by the grantees with the restrictions and limitations herein enumerated for themselves and their heirs and assigns forever, for the benefit of the Mayflower Realty Company, its successor or assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on Glen Avenue and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than Twelve Thousand Dollars (\$12,000) as of this days value; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

For source of title, reference may be had to a deed from Rodney E. Noyes to Gerald E. Roy and Mary C. Roy dated October 14, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1480, Page 787.

RECEIVED KENNEBEC SS.

1990 APR 12 AM 9:00

WITEST: *Hanna Ruth M. M...*
REGISTER OF DEEDS